

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 9, 2012 (6PM)

AGENDA

CALL ADJOURNED MEETING TO ORDER

PROOF OF NOTICE 1/31/12; # OF UNITS REPRESENTED

RATIFICATION OF ACTIONS TAKEN AT THE JAN 12, 2012

ADJOURNMENT

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

#245 – storage shed / locker on patio

Rental unit

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 8+% below budget thru end of last month

Reserve Expenditures for last month:

Landscape recommendations & proposals:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- Exercise Room equipment & cleaning of floor
- List of dry rot repair for Sea View:
- Drainage & Waterproofing foundations by Carter Const (\$13,552 per bldg at 7634, 7640, 7638, 7632, 7602, 7624, 7628, 7620, 7626, 7636); work in progress (underlined denotes completed per contractor); planning to start 7638 next week
- Possible policy for repairing "common area"
- Pool fence
- Pagoda lights (261+)

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Sauna door
- Water meters
- Communication / efficient meetings
- Recording liens
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 7
- Bankruptcy / Foreclosure
- Small Claims

8. ADJOURNMENT (Scheduled meeting – 3/8/12 @ 6PM at 7610 Hollister, Meeting Rm)

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